

REGULAR MEETING CITY COUNCIL
February 6, 2017

The City Council of the City of Albemarle met in a regular session on Monday, February 6 2017, at 7:00 p.m. in the Council Chambers of City Hall. Mayor G. R. Michael presided, and the following Councilmembers were present, to-wit: Bill Aldridge, Chris Bramlett, Benton Dry II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

Mayor Michael called the meeting to order.

Mayor Michael gave the invocation.

Upon a motion by Councilmember Hall, seconded by Councilmember Townsend, and unanimously carried, the minutes of the January 17 regular session was approved as amended and January 17 closed session minutes were approved as submitted.

The Mayor and City Council held a public hearing to consider the purchase of property for Economic Development under N.C.G.S. 158 – 7.1 - Local Development. Economic Development Director Mark Donham came before Council and gave a PowerPoint presentation concerning the purchase of 282.58 acres of land to develop a corporate center for economic development. He showed potential building layouts and a road layout for this property.

Mr. Donham stated that concerning a Corporate Center with 282.58 acres over a 15 year period:

- \$7,500,000 to \$9,000,000 in public investment in land, utilities, and roads
- \$82,000,000 to \$100,000,000 in private sector investment
- 3,500 to 4,860 jobs
- Up to 2,250,000 sf of Manufacturing/Warehouse/Office Space

- \$400,000 to \$560,000 in property taxes

Advantages:

- PARTNERSHIPS
 - STANLY COUNTY
 - ELECTRICITIES
 - CHARLOTTE REGIONAL PARTNERSHIP
 - STATE OF NORTH CAROLINA
 - STANLY COMMUNITY COLLEGE
 - PFEIFFER UNIVERSITY
- ADJACENT UTILITIES IN PLACE IN ABUNDANCE
 - UTILITIES
 - WATER AND SEWER
 - LARGE SURPLUS CAPACITY OF WATER AND SEWER TREATMENT
 - CITY WATER RATES OF \$20.18 PER 5,000 GALLONS COMPARED TO STATE MEDIAN RATE OF \$31.38
 - CITY SEWER TREATMENT RATES OF \$18.69 COMPARED TO STATE MEDIAN OF \$39.18
 - ELECTRICITY
 - ELECTRIC RELIABILITY RATED AT THE TOP AS A DIAMOND RP3 –RELIABLE PUBLIC POWER PROVIDER. WITH ONLY 2 RP3'S IN NORTH CAROLINA AND 25 OUT OF 2,000 NATIONALLY.
- PROXIMITY TO RESOURCES
 - TRANSPORTATION
 - WITHIN ONE HOUR TO INTERNATIONAL AIRPORT
 - 4 LANE HWY 24/27
 - COMPLETION OF I 485
 - WITHIN 30 MINUTES OF I 485
 - STANLY COMMUNITY COLLEGE AMITC MINUTES AWAY
 - IMMEDIATE ACCESS TO ALL UTILITIES

- UWHARRIE LAKES REGION
- PRO-BUSINESS LEADERSHIP
 - CITY
 - COUNTY
 - REGION
 - STATE
 -

Mr. Donham answered any questions that Council had.

Public Comment

Mr. James Hartsell, 24659 US Hwy 52 S came before Council and stated he lives across the road from this property and he asked why the City would not provide the first and primary access to the property off of Henson Street and the existing industrial area. Mayor Michael stated that the City may very well end up doing just that after the survey is done.

Mr. Duke Furr came before Council and stated that the Stanly County EDC land has been for sale a long time. He asked why Council does not just buy part of the parcel and then buy the remainder later instead of spending \$1.8 million, plus having the cost of the Wiscassett Ball Field Complex. He asked where all the money will be coming from. Mayor Michael stated that the City looked at just purchasing part of the parcel but we would've had to give a lot more money per acre that way.

Mayor Michael stated that if approved this evening, the City will start the assessment of a survey of the property, Phase I Environmental Study, and Geo-Technical study and there will be a second public hearing in May for the financing before we go to the Local Government Commission mid-June and close on the loan and June 19 on the land.

Upon a motion by Councilmember Townsend, seconded by Councilmember Dry, and unanimously carried, the City Council closed the public hearing.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the City Council approved the following resolution:

(Resolution 17-02. To purchase property for the Economic Development Development under N.C.G.S. 158 – 7.1 - Local Development)

Ms. Linda Sample, 36580 Old Salisbury Rd, New London came before Council to request a refund on her City water billing due to a leak. City Council reviewed a copy of her utility billing and plumbing invoice and Customer Service Coordinator Scott Hopkins has reimbursed Ms. Sample the amount of \$414.93 and she is now requesting City Council reimburse another \$414.93 for a total of \$828.86 from her water billing.

Upon a motion by Councilmember Dry, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved another \$414.93 for a total of \$826.86 to Ms. Linda Sample's water billing for one month only due to a water leak at 36580 Old Salisbury Road, New London.

The Mayor stated that Council had a copy of the municipal calendar in their agenda packets and asked if anyone had any questions.

The Mayor and City Council considered change order no. 4 to a construction contract for the US 52 Water Treatment Plant Rehabilitation. Mr. Adam Kiker with LKC Engineering came forward and introduced Project Managers, Logan Parsons and Suzanne Martin.

Mr. Adam Kiker and Public Utilities Director Mike Leonas stated that the change order under consideration by Council is comprised of sixteen (16) items covering various scope additions and deductions to the construction contract to address unforeseen conditions encountered during construction and the City directed additions to provide enhancements to the operation and reliability of the facility. The proposed change order increases the construction contract price by \$49,739.75 to \$9,834,355.18 and increases the contract completion time by nine (9) days to 686 days for substantial completion and 746 days for final completion. The increased amount of \$49,739.75 is proposed to be covered by the contingency in the capital project budget in which there are sufficient funds to do so.

Mr. Kiker with LKC Engineering and Mr. Leonas answered any questions that Council had.

Upon questioning, it was noted that Mr. Kiker, Mr. Leonas and the City Manager will work to create a schedule for Council to receive any

information earlier on in the process of change orders instead of at the time of the change order approval request.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, and unanimously carried, the City Council approved change order no. 4 for the construction contract for the US 52 Water Treatment Plant Rehabilitation to increase the construction contract price by \$49,739.75 to \$9,834,355.18. This also increases the contract completion time by nine (9) days to 686 days for Substantial Completion and 746 days for final completion.

Mr. Kiker reviewed photos with Council of paint choices for the water tank using the lettering for Albemarle and the City logo or just Albemarle lettering on the tanks and what size of letter choice Council prefers. It was noted that the cost for 2 logos on the tank would be \$11,000 or just lettering or one logo would be around \$7,000-8,000.

Upon further discussion, Council preferred just the 4 feet high lettering of Albemarle without the logo. (I am not sure they approved any lettering, or just gave more time before decision is made to ride by to look at the tank. Ask Mike Leonas how he thought they left it)

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 17-02. To Create a Health Insurance Reserve Fund.)

Upon a motion by Councilmember Hughes, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 17-03. To transfer health insurance funds to reserve account.)

Upon a motion by Councilmember Aldridge, seconded by Councilmember Bramlett, and unanimously carried, the City Council approved the following Ordinance:

(Ordinance 17-04. To approve a budget amendment to and authorize expenditure of \$25,000 for earnest money toward the purchase of a 282.58 acre tract for a corporate center.)

The Mayor and City Council considered bids for the award of a construction contract for the Solid Waste Facility Leachate Force Main Project to Terry's Plumbing and Utilities, Inc. for a total contract amount of \$1,651,255.00.

Mr. Ryan Willoughby with Hodges, Harbin, Newberry and Tribble, Inc. (HHNT) stated that the award of the contract is contingent upon submission and approval of the request to the NCDEQ State Revolving Fund Loan Program. The engineer, Hodges, Harbin, Newberry and Tribble, Inc., has reviewed the bids submitted and found that Terry's Plumbing and Utilities, Inc. were responsive to the bidding requirements and submitted the lowest bid. The engineer also reviewed the qualifications, performance and financial statements of Terry's Plumbing and Utilities, Inc., and found the contractor to be reputable and capable of completing our project. The loan is for 20-year at 2.21%. A multi-year project budget has already been established by City Council. It was noted that Mr. Brant Lane with HHNT could not be here tonight.

Landfill Superintendent Darren Preslar came forward and answered any questions that Council had.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the City Council approved the bid for the Solid Waste Facility Leachate Force Main Project to Terry's Plumbing and Utilities, Inc. for \$1, 6511.255. The award of the contract is contingent upon submission and approval of the request to the NCDEQ State Revolving Fund Loan Program.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council authorized the Finance Director to enter into an agreement with NCDEQ Division of Water Infrastructure for financing provided through the State Revolving Fund Loan Program for the Solid Waste Facility Leachate Force Main Project as follows:

(Resolution 17-01. To authorize the Finance Director to enter into an agreement with NCDEQ Division of Water Infrastructure for financing provided through the State Revolving Fund Loan Program for the Solid Waste Facility Leachate Force Main Project)

The Mayor and City Council considered a street closure and special event permit for a Mini Medley. This is a ten mile team relay with teams all over Stanly County competing with Elementary and Middle School divisions. This is the largest one-day youth activity sponsored by Parks and Recreation attracting 700-1,000 spectators. The event will start at 8:30 a.m. on Saturday, March 25th. Road closures involved are specified in the Special Event application.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Hall, and unanimously carried, the City Council a street closure and special event permit for a Mini Medley on Saturday, March 25 beginning at 8 am for streets as follows:

Third Street from North Street to East Cannon
Fourth Street from North Street to East Cannon
North Street between Third and Fourth Streets
Montgomery Avenue between Third and Fourth Streets

The Mayor and City Council considered setting a public hearing to consider ordinance amendments to Chapters 92.085B and 21.80 related to Historic Preservation. City staff has prepared minor amendments to the City ordinance as requested by the State Historic Preservation Office so that Albemarle will qualify as a certified local government by their standards.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the City Council approved setting a public hearing for Monday, March 6 at 7 pm to consider ordinance amendments to Chapters 92.085B and 21.80 related to Historic Preservation.

The Mayor and City Council received an update on zoning violations at 503 Old Charlotte Rd. Senior Planner Nasser Rahimzadeh came before Council to review with Council current conditions at this location.

Mr. Rahimzadeh reviewed photos with Council of this property and stated that this property was given significant time to come into compliance. There is a limit of 5 cars or less they may have on the property and they are above that number currently. They have made significant improvements but it is still not in compliance. He said civil citations have been issued.

The Mayor and City Council received the annual report for 2016 of the Albemarle Police Department. Police Chief Danny Bowen came before City Council and stated that if Council will review the report and if they have any questions to call or email him.

The Mayor and City Council reviewed information concerning the Army National Guard conducting training exercises at night at City Lake Park February 8th-10th from 4:00 p.m.-9:00 p.m. They will be in combat mode so they will have firing simulators. Police and surrounding residents will be notified.

The Mayor and City Council were informed that the Albemarle ABC Board has made an after-profit distribution to the City of \$25,000. The \$25,000 is above the \$18,000 monthly payment provided to the City by the Albemarle ABC Board.

Councilmember Hall requested that a thank-you note be sent to the ABC Board.

Mayor Michael congratulated Councilmember Townsend on being chosen as the Citizen of the Year by the Chamber of Commerce. He will be recognized at the 2017 Stanly County Chamber of Commerce's annual meeting and luncheon at (CHS/Stanly) Carolina Healthcare System/Stanly at 11:30 am on February 22.

Mayor Michael stated that he and Councilmember Dry met with Clear Site Industrial concerning the removal of the hoist system attaching to the old dye house and extending over the greenway onto the City property and they came back to us with a price of \$29,000. He asked if Council is okay with this price.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, the City Council approved a contract with Clear Site Industrial in the amount of \$29,000 for the demolition of the Wiscassett building.

Councilmember Aldridge encouraged everyone to keep Roy Talbert's family in their prayers.

Councilmember Aldridge asked everyone to please pick up trash and debris around their property and help keep the streets of Albemarle clean. New people and businesses looking at Albemarle look at these type of things in choosing a City to live or start a business.

Councilmember Hall stated that the Wiscassett demolition video is on the City website.

Councilmember Hall stated that Public Works Street Superintendent Ross Holshouser's daughter is in a state swim meet.

Councilmember Whitley reiterated comments from Councilmembers Bramlett and Aldridge about keeping the City clean. He stated that Council needs to consider addressing this issue as individuals or as a Council group.

Mayor Michael stated that Council needs to discuss the possibility of having an independent group look into this on behalf of the interests of the citizens of Albemarle and make recommendations to and have discussion with the Stanly County School Board.

Councilmember Bramlett stated that the City is taking great steps forward in Economic Development. He stated that one of the most important aspects of this is our schools and he is concerned about this and how we are judged by people considering coming in to the City for business or to live with their families. Schools in a community is one of the most important things by parents in determining a location.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to NCGS 160A-318.11(a)(1)(3)(5) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record, consult with the City Attorney, and Real Estate.

Upon a motion by Councilmember Hall, seconded by Councilmember Hughes, and unanimously carried, the Mayor and City Council reconvened to open session. Mayor Michael announced that a closed session was held Pursuant to NCGS 160A-318.11(a)(1)(3)(5) – To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record, consult with the City Attorney, and Real Estate. and there is nothing to report at this time.

Upon a motion by Councilmember Hall, seconded by Councilmember Bramlett and unanimously carried, the Mayor and City Council approved a contract in the amount of \$8,500 with Development Finance Initiative (DFI) through the UNC School of Government, to work with the owners of the Lillian Mill, LLC property to help the City recover funds owed to the City by the Lillian Mill Group.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, unanimously carried, the meeting was adjourned to Tuesday, February 7 at 6:00 pm for a budget work session in the Executive Conference Room at City Hall.